



Neighbor to South



Existing House & Lot



Neighbor to North



Site Satellite Image  
NOT TO SCALE

O a k R o a d

PRELIMINARY  
NOT FOR  
CONSTRUCTION

ISSUE:	1-15-24 REVIEW
	2-5-24 REVIEW
	3-4-24 REVIEW
	5-7-24 REVIEW
	8-21-24 FOR CITY

**Addition & Renovation for  
The Kysela Residence**

Ohio

38 Oak Road  
Rocky River



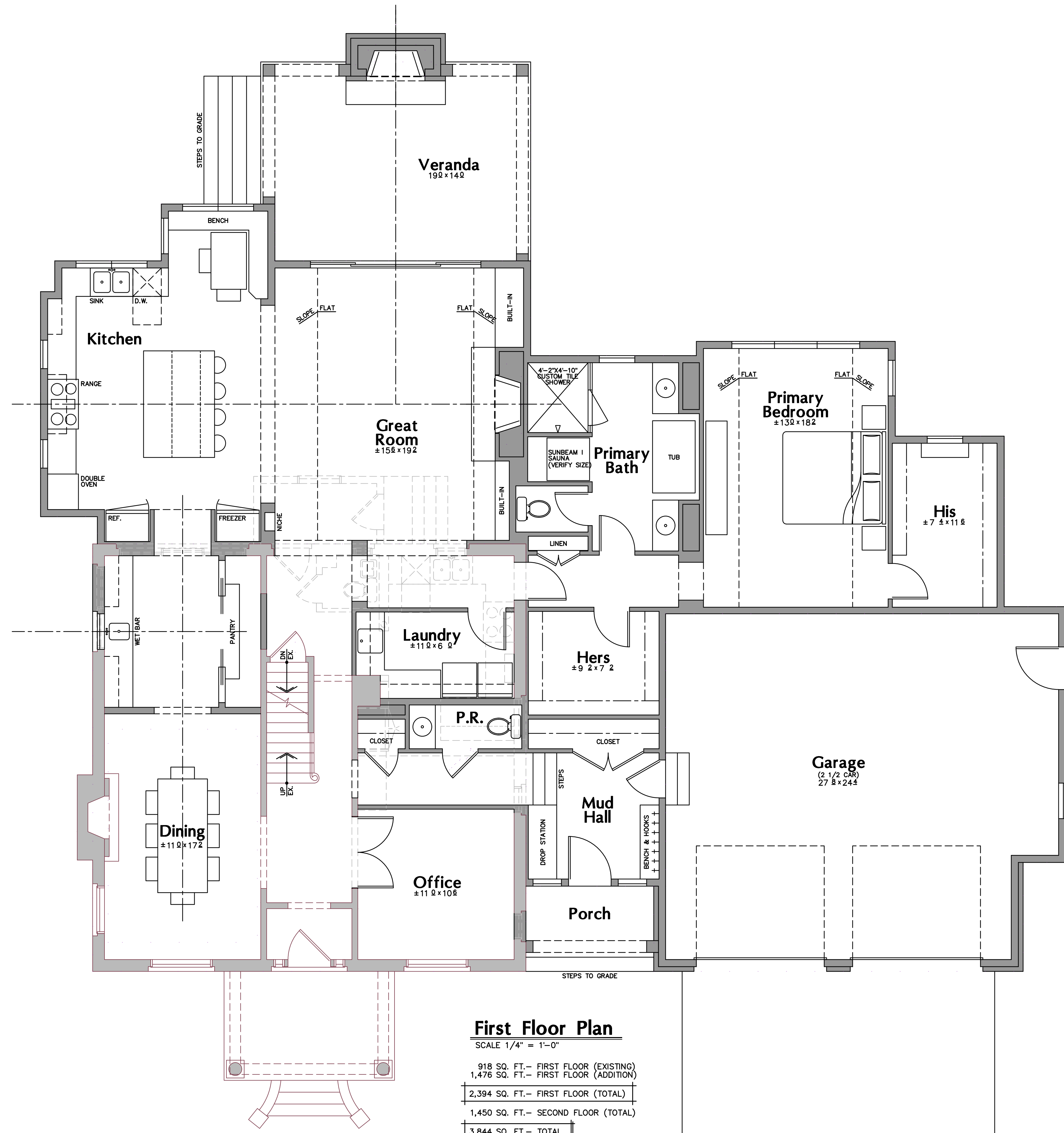
Site Plan  
& Context Photos

**SK-1**

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Preliminary  
Not For  
Construction



**First Floor Plan**

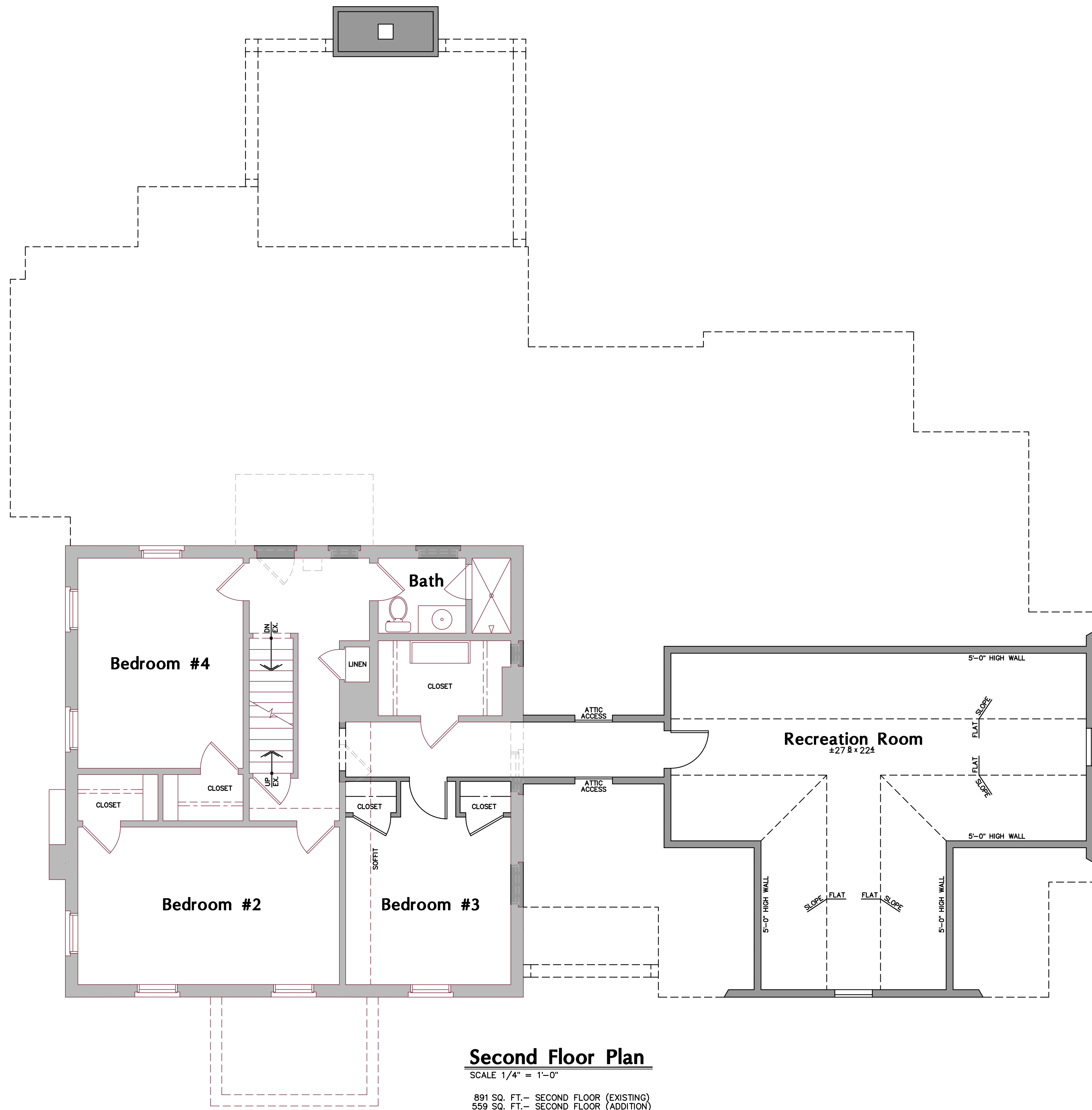
SCALE 1/4" = 1'-0"

918 SQ. FT.	- FIRST FLOOR (EXISTING)
1,476 SQ. FT.	- FIRST FLOOR (ADDITION)
2,394 SQ. FT.	- FIRST FLOOR (TOTAL)
1,450 SQ. FT.	- SECOND FLOOR (TOTAL)
3,844 SQ. FT.	- TOTAL

693 SQ. FT. - GARAGE (NOT INCLUDED)  
262 SQ. FT. - VERANDA (NOT INCLUDED)

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Construction

PRELIMINARY NOT FOR CONSTRUCTION	
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	5-21-24 FOR CITY
<b>Addition &amp; Renovation for The Kysela Residence</b>	
Rocky River	Ohio
38 Oak Road	
1244 Smith Court Rocky River, Ohio 44116 Tel: 440.356.5530	
First Floor Plan	
<b>SK-2</b>	
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**Second Floor Plan**

SCALE 1/4" = 1'-0"

891 SQ. FT. - SECOND FLOOR (EXISTING)  
559 SQ. FT. - SECOND FLOOR (ADDITION)

1,450 SQ. FT. - SECOND FLOOR (TOTAL)

26 SQ. FT. - UPPER STAIRS (NOT INCLUDED)

Preliminary  
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Construction

PRELIMINARY  
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CONSTRUCTION

ISSUE	DATE
1-15-24 REVIEW	
2-5-24 REVIEW	
3-4-24 REVIEW	
5-7-24 REVIEW	
5-21-24 FOR CITY	

**Addition & Renovation for  
The Kysela Residence**

Rocky River Ohio  
38 Oak Road

The Arcus Group, Inc.  
ARCHITECTS  
1244 Smith Court  
Rocky River, Ohio 44116  
Tel. 440.356.5530

Second  
Floor Plan

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Front Elevation (Existing)



Garage Approach (Existing)



Front Elevation (Proposed)



Garage Approach (Proposed)

PRELIMINARY  
NOT FOR  
CONSTRUCTION

ISSUE	1-15-24	REVIEW
	2-5-24	REVIEW
	3-4-24	REVIEW
	5-7-24	REVIEW
	8-21-24	FOR CITY

**Addition & Renovation for  
The Kysela Residence**

Rocky River Ohio  
38 Oak Road



Existing Photos  
& Renderings

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Construction



Rear Elevation (Existing)



Patio Area (Existing)



Rear Elevation (Proposed)



Patio Area (Proposed)

PRELIMINARY  
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CONSTRUCTION

ISSUE	1-15-24 REVIEW
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	8-21-24 FOR CITY

**Addition & Renovation for  
The Kysela Residence**

Ohio

38 Oak Road  
Rocky River

**The Arcus Group, Inc.**  
ARCHITECTS  
1244 Smith Court  
Rocky River, Ohio 44116  
Tel: 440.356.5330

Existing Photos  
& Renderings

**SK-5**  
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Construction